

TR Property Investment Trust Ordinary Shares

Share Class £

September 2016

Key Facts

Fund objective: The investment objective of the trust is to maximise total returns by investing in Pan European equities and UK direct property, focusing on long term capital and income growth.

Fund manager(s):	Marcus Phayre-Mudge
Fund type:	UK Investment Trust
Sector:	AIC Property Securities
Benchmark:	FTSE EPRA/NAREIT Developed Europe Capped TR Net GBP
Fund currency:	GBP
Fund size:	£1165.0m
Share price:	314.1p
Historic yield:	2.70%
Net gearing:	12.1%

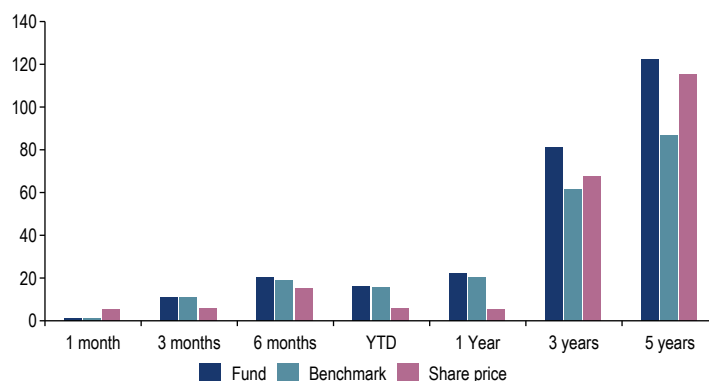
Initial charge:	0.00%
Ongoing charge:	0.76%
Ann. Mgmt fee:	£3.105m plus 0.20% of net assets p.a.
Ann. Return 5 Years:	17.32%
Price frequency:	Daily
Performance fee:	15% of outperformance of benchmark plus 1% hurdle
Distribution policy:	January, July
Share currency:	GBP
Payment date(s):	January, July

Year end:	31 March
ISIN:	GB0009064097
FATCA:	ML6PKQ.99999.SL.826
Administrator:	BNP Paribas
Tel:	+ 44 (0)20 7011 4444
Email:	sales.support@bmogam.com

Strategic allocation (%)

UK Shares	32.1
UK Direct Property	8.4
Continental Shares	71.6
Debt	-12.1
TOTAL	100.0

Fund performance



Cumulative performance as at 31.08.2016 (%)

	1 month	3 months	6 months	YTD	1 year	3 years	5 years
Fund	1.19	10.81	20.43	16.02	22.24	81.12	122.50
Benchmark	1.11	10.82	18.99	15.46	20.38	61.37	86.62
Share price	5.40	5.70	15.07	6.02	5.33	67.65	115.23

Discrete performance as at 31.08.2016 (%)

	2012	2013	2014	2015	2016
Fund	1.71	20.78	26.68	16.96	22.24
Benchmark	-0.52	16.26	19.94	11.76	20.38
Share price	-3.15	32.56	35.55	17.42	5.33

Source: BMO Global Asset Management, Lipper

Top holdings (%)

UNIBAIL-RODAMCO	10.4
VONOVIA SE	8.4
LAND SECURITIES GROUP PLC	7.4
LEG IMMOBILIEN AG	6.4
KLEPIERRE	5.6
DEUTSCHE WOHNEN AG-BR	4.0
FONCIERE DES REGIONES	3.0
BUWOG AG	2.8
SEGRO PLC	2.3
GREAT PORTLAND ESTATES PLC	2.3

Sector allocation (%)

Industrial	11.3
Offices	29.0
Other	7.3
Residential	30.5
Retail	34.1
TOTAL	112.1

Geographical allocation (%)

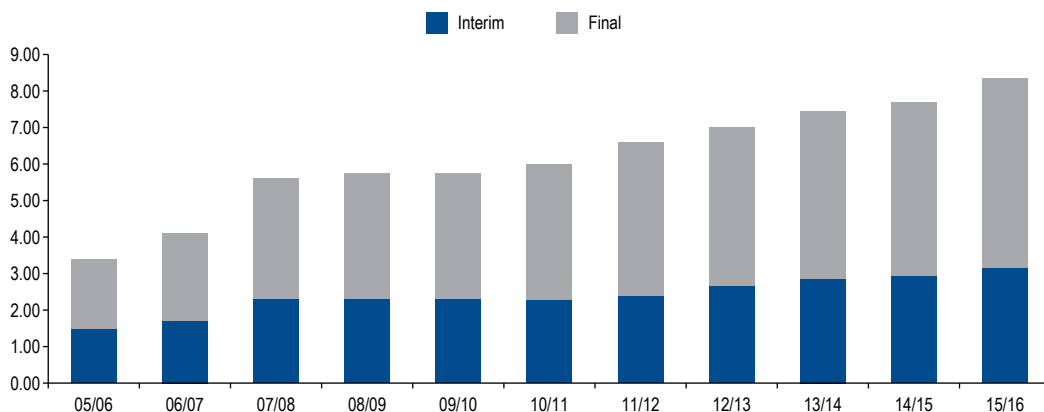
Austria	2.5
Belgium	1.8
Central Europe	1.8
Denmark	0.3
Finland	0.7
France	17.1
Germany	25.6
Greece	0.0
Ireland	0.5
Italy	2.4
Netherlands	2.2
Norway	1.3
Other Overseas	0.1
Portugal	0.1
Russia	0.0
Spain	4.8
Sweden	8.7
Switzerland	3.5
UK	38.5
USA	0.3
TOTAL	112.1

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Dividend history (pence per share)



Fund returns rebased to 100

